

**NORTH PHILADELPHIA REDEVELOPMENT AREA  
AMERICAN STREET INDUSTRIAL CORRIDOR  
URBAN RENEWAL AREA**

**REDEVELOPMENT PROPOSAL  
Sixth Amendment**

**November 2023**

**AMERICAN STREET INDUSTRIAL CORRIDOR  
URBAN RENEWAL AREA  
SIXTH AMENDED URBAN RENEWAL PROPOSAL**

Original plan	March 2002
First Amended Redevelopment Proposal and First Amended Urban Renewal Plan	October 2002
Second Amended Redevelopment Proposal and Second Amended Urban Renewal Plan	April 2003
Third Amended Redevelopment Proposal and Third Amended Urban Renewal Plan	January 2006
Fourth Amended Redevelopment Proposal and Fourth Amended Urban Renewal Plan	February 2008
Fifth Amended Redevelopment Proposal and Fifth Amended Urban Renewal Plan	June 2012
Sixth Amended Redevelopment Proposal and Sixth Amended Urban Renewal Plan	November 2023

**AMERICAN STREET INDUSTRIAL CORRIDOR  
URBAN RENEWAL AREA  
SIXTH AMENDED URBAN RENEWAL PROPOSAL**

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**1. URBAN RENEWAL PLAN**

**I. BOUNDARIES**

The boundaries of the American Street Industrial Corridor Urban Renewal Area (“Urban Renewal Area”) are fully described as Exhibit A to this Urban Renewal Plan (“Plan”). Generally the area is centered on American Street from Lehigh Avenue to Girard Avenue between Second Street and Third Street.

**II. CERTIFICATION**

The North Philadelphia Redevelopment Area Plan was certified as blighted, under the terms of the Pennsylvania Urban Redevelopment Law, by the Philadelphia City Planning Commission. Designation for redevelopment is warranted by the following criteria:

- Unsafe, unsanitary, inadequate or overcrowded conditions;
- Economically or socially undesirable land use.

**III. GOALS**

This Plan promotes the following goals:

- A. Eliminate blight and undesirable land uses throughout the neighborhood;**
- B. Foster the productive re-use of abandoned lots and abandoned structures;**
- C. Encourage the rehabilitation of underutilized structures that are deteriorated.**
- D. Increase Security in the Area**
- E. Improve Cleanliness**
- F. Streetscape Improvements**
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## **IV. LAND USE, PERMITTED USES AND BUILDING REQUIREMENTS**

### **A. Land Use**

The Urban Renewal Area lies within the North Philadelphia Redevelopment Area. The predominant land use along American Street is industrial. The existing zoning is C-2, G-2, and R-10.

### **B. Permitted Uses**

Uses as permitted in the G-2 Industrial Districts as defined in the Philadelphia Code will be allowed within the Urban Renewal Area. These Permitted Uses are more fully described in Exhibit "C". Permitted uses will also include public uses that allow for the configuration of the public streets that allow for more efficient traffic routes.

### **C. Building Requirements**

1. Any and all development shall comply with all applicable zoning regulations. In addition, all plans are subject to the Philadelphia Redevelopment Authority ("Redevelopment Authority") review and approval and may be subject to Redevelopment Authority Advisory Board of Design review and approval.
2. Additional development controls and regulations will be established. These restrictions will be reviewed by the Planning Commission.

## **V. STATEMENT OF DURATION OF PROVISIONS**

The provision and requirements of the Plan affecting land to be acquired and disposed shall remain in effect for a period of thirty (30) years following approval of the Urban Renewal Plan by the Council of the City of Philadelphia.

## **VI. APPLICABILITY OF PROVISIONS TO PROPERTY NOT TO BE ACQUIRED**

Not to be acquired properties shall not be subject to the provisions and requirements of this Plan.

## **VII. REDEVELOPER'S OBLIGATIONS**

Redevelopers shall begin and complete the development of the land for uses required in the Plan within a reasonable period of time as determined in the contract between the

Redevelopment Authority and the Redeveloper in conformity with the Urban Renewal Plan.

## **VIII. PROVISIONS OF APPLICABLE STATE AND LOCAL REQUIREMENTS**

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Philadelphia's redevelopment and urban renewal.

Redevelopment in the Urban Renewal Area will be in conformity with the provisions of the Redevelopment Area Plan. It will be in accordance with the requirements of the Plan prepared by the Redevelopment Authority or this area, and will comply with the Code of the General Ordinances of the City of Philadelphia.

All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

## **IX. PROVISIONS FOR AMENDING THE PLAN**

The Plan may be amended from time to time upon compliance with the requirements of law.

## **X. LAND ACQUISITION**

The Redevelopment Authority does not propose to acquire any real property to effectuate this Sixth Amended Redevelopment Proposal ("Proposal").

## **XI. LAND DISPOSITION**

Disposition parcels will be available for sale or lease to redevelopers who will effect the redevelopment or rehabilitation following clearance by the Redevelopment Authority. Redevelopment projects will be undertaken in accordance with the land use controls for redevelopment included as an exhibit to this Proposal. These controls will be implemented by appropriate covenants running with the land or other provisions of any Redevelopment Agreement executed pursuant to this Proposal.

## **XII. DEMOLITION**

The following standards shall apply for all demolition of any structures.

1. All City Codes and regulations shall be strictly adhered to in the demolition of any structures.
2. The proper authority shall be notified prior to demolition and permits shall be secured.
3. Precaution shall be taken to protect those portions of buildings not to be removed and also the surrounding area.
4. All utilities must be notified prior to the start of work, in order to locate any underground utilities in the demolition area.

## **XIII. ENVIRONMENTAL CONCERNS**

An environmental assessment and any necessary remediation plans shall be completed by the Redeveloper. It shall be reviewed and approved by the appropriate staff, before a zoning variance is requested.

## EXHIBIT A

### AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA SIXTH AMENDED URBAN RENEWAL PROPOSAL

#### BOUNDARY DESCRIPTION

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**ALL THOSE CERTAIN** lots or pieces of ground located in the 18<sup>th</sup> and 19<sup>th</sup> Wards of the City of Philadelphia with the buildings and improvements thereon erected being bounded and described as follows:

**BEGINNING** at a point of intersection of the northerly side of Girard Avenue (100' wide) and the easterly of N. 2<sup>nd</sup> Street (60' wide);

**THENCE** extending Northward along the westerly side of said 2<sup>nd</sup> Street, crossing the beds of Thompson Street (50' wide) and Master Street (50' wide), to a point on the northerly side of said Master Street;

**THENCE** extending Westward along the northerly side of said Master Street and crossing the bed of said 2<sup>nd</sup> Street, to a point of intersection with the easterly side of Philip Street (30' wide);

**THENCE** extending Northward along the easterly side of said Philip Street, crossing the beds of Jefferson Street (50' wide), Oxford Street (50' wide), and Cecil B. Moore Avenue (50' wide) to a point on the northerly side of said Cecil B. Moore Avenue;

**THENCE** extending Eastward along the northerly side of Cecil B. Moore Avenue to a point of the westerly side of aforementioned N. 2<sup>nd</sup> Street;

**THENCE** extending Northward along the westerly side of 2<sup>nd</sup> Street, crossing the beds of Montgomery Avenue (50' wide), Berks Street (70' wide), Norris Street (50' wide) and Diamond Street (50' wide), to a point on the northerly side of said Diamond Street;

**THENCE** extending Westward along the northerly side of Diamond Street to a point of intersection with the easterly side of aforementioned Philip Street;

**THENCE** extending Northward along the easterly side of Philip Street, crossing the beds of Susquehanna Avenue (60' wide) and Dauphin Street (50' wide) to a point on the northerly side of said Dauphin Street;



**THENCE** extending Eastward along the northerly side of Dauphin Street to a point of intersection with the westerly side of aforementioned N. 2<sup>nd</sup> Street;

**THENCE** extending Northward along the westerly side of 2<sup>nd</sup> Street, crossing the beds of York Street (50' wide), Cumberland Street (50' wide) and Huntingdon Street (50' wide) to a point of intersection with the southerly side of Lehigh Avenue (120' wide);

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**THENCE** extending Westward along the southerly side of said Lehigh Avenue, crossing the bed of American Street (120' wide), to a point of intersection with the easterly side of N. 3<sup>rd</sup> Street (50' wide);

**THENCE** extending Southward along the easterly side of said 3<sup>rd</sup> Street, crossing the beds of Huntingdon Street (50' wide), Cumberland Street (50' wide), York Street (50' wide), Dauphin Street (50' wide), Susquehanna Avenue (60' wide), Diamond Street (50' wide) and Norris Street (50' wide) to a point of intersection with the northerly side of Berks Street (70' wide);

**THENCE** extending Westward along the northerly side of said Berks Street, crossing the beds of 3<sup>rd</sup> Street, Orianna Street (30' wide), N. 4<sup>th</sup> Street (50' wide), Leithgow Street (30' wide), Lawrence Street (50' wide) and N. 5<sup>th</sup> Street (60' wide) to a point on the westerly side of said 5<sup>th</sup> Street;

**THENCE** extending Southward along the westerly side of 5<sup>th</sup> Street, crossing the beds of Berks Street, Germantown Avenue (60' wide) and Montgomery Avenue (50' wide), to a point on the southerly side of said Montgomery Avenue;

**THENCE** extending Westward along the south side of Montgomery Avenue, crossing the bed of Randolph Street (50' wide), to a point on the easterly side of N. 6<sup>th</sup> Street (50' wide);

**THENCE** extending Southward along the easterly side of said 6<sup>th</sup> Street, crossing the beds of Cecil B. Moore Avenue (50' wide) and Oxford Street (50' wide), to a point on the northerly side of Jefferson Street (50' wide);

**THENCE** extending Eastward along the northerly side of Jefferson Street, crossing the beds of Randolph Street, 5<sup>th</sup> Street, and Orkney Street (30' wide), to a point on the easterly side of said Orkney Street;

**THENCE** extending Northward along the easterly side of Orkney Street to a point of intersection with the southerly side of Oxford Street (50' wide);

**THENCE** extending Eastward along the southerly side of Oxford Street, crossing the bed of Lawrence Street (50' wide) to a point of intersection with the westerly side of Germantown Avenue (60' wide);

**THENCE** extending in a Southeastward direction along the westerly side of Germantown Avenue, crossing the beds of 4<sup>th</sup> Street (50' wide), Jefferson Street (50' wide) and Master Street (50' wide), to a point of intersection with the westerly side of N. 3<sup>rd</sup> Street (50' wide);

**THENCE** extending Southward along the westerly side of said 3<sup>rd</sup> Street, crossing the bed of Thompson Street (50' wide), to a point of intersection with the northerly side of Girard Avenue (100' wide);

**THENCE** extending Eastward along the northerly side of Girard Avenue, crossing the bed of aforementioned 3<sup>rd</sup> Street, Germantown Avenue and Cadwallader Street (30' wide) to on the easterly side of N. 2<sup>nd</sup> Street, said point being the first mentioned point and place of beginning.

**EXCLUDING** thereout and therefrom above described American Street Industrial District Boundary all those pieces of ground being described as follows:

**BEGINNING** at a point of intersection of the southerly side of Montgomery Avenue (50' wide) and the easterly side of 4<sup>th</sup> Street (50' wide);

**THENCE** extending Eastward along the southerly side of Montgomery Avenue, crossing the beds of Orianna Street (30' wide) and 3<sup>rd</sup> Street (50' wide) to a point of intersection with the westerly side of Bodine Street;

**THENCE** extending Southward along the westerly side of said Bodine Street (30' wide), crossing the bed of Cecil B. Moore Avenue (60' wide) to a point of intersection with the northerly side of Oxford Street (50' wide);

**THENCE** extending Westward along the northerly side of said Oxford Street, crossing the beds of 3<sup>rd</sup> Street, Cadwallader Street (40' wide) and 4<sup>th</sup> Street (50' wide) to the easterly side of Germantown Avenue (60' wide);

**THENCE** extending Northwestward along the easterly side of Germantown Avenue to a point of intersection with the southerly side of Cecil B. Moore Avenue;

**THENCE** extending Eastward along the southerly side of Cecil B. Moore Avenue, crossing the bed of 4<sup>th</sup> Street, to a point on the easterly side of said 4<sup>th</sup> Street;

**THENCE** extending Northward, crossing the bed of said Cecil B. Moore Avenue, and along the easterly side of 4<sup>th</sup> Street to a point on the southerly side of Montgomery Avenue, said point being the place of beginning.

## EXHIBIT B

### **AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA SIXTH AMENDED URBAN RENEWAL PROPOSAL**

#### **RESIDENTIAL PROPERTY REHABILITATION STANDARDS**

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All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical, and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with the local statutes, codes, and ordinances, all properties devoted in whole or in part to residential uses shall conform to the following standards:

#### **REPAIRS AND REPLACEMENTS**

Requirements for repairing or replacing existing work means that item is to be replaced in equal to new condition, but shall not necessarily be limited to replacement with identical materials. Prime consideration in replacement should be durability, lasting qualities and minimal maintenance. The finished work should match adjacent work in design, color, material and dimension wherever possible.

#### **KITCHEN FACILITIES**

In each kitchen there shall be 10 sq. ft. of counter workspace and 30 sq. ft. of storage space for eating, drinking and cooking equipment.

Mechanical equipment must exist in the form of a stove for cooking food and a refrigerator for the safe storage of food at a temperature less than 50 degrees F, but more than 30 degrees F. Appliances must be properly installed with all necessary connections for safe, sanitary and efficient operation.

#### **KITCHEN AND BATHROOM WALLS**

All surfaces and surrounding wall areas that come in contact with and are susceptible to grease, wear, moisture or water penetration, shall be covered with a durable water-proof material of a hard consistency so as to be readily cleanable and maintainable and capable of repelling

moisture and water penetration, such as prefinished tempered masonite, ceramic tile, approved plastic coated materials or equals.

## **KITCHEN AND BATHROOM FLOORS**

Kitchen floors shall be impervious to water so as to permit the floor to be easily kept in a clean and sanitary condition. Such floors shall be tiled or of other durable, waterproof, non-absorption material.

## **BATH FACILITIES**

Complete bathing and sanitary facilities consisting of a water closet, a tub or shower and a lavatory shall be provided for each dwelling unit.

A mirror, medicine cabinet, soap dish, towel bars, and shower heads and shower rods shall be provided where applicable.

## **HEATING**

Every dwelling shall have a central heat, which is capable of safety, and adequately heating all habitable rooms and bathrooms to a temperature of at least 70 degrees F when the outside temperature is 10 degrees F.

## **SPACE AND LAUNDRY FACILITIES**

Adequate space shall be provided for laundry tubs and trays in a suitable service space.

## **LIGHT**

Convenient switches for turning on a light in basement or stairway shall be located so as to permit the area ahead to be lighted.

## **ACCESSORY STRUCTURES**

Decay and weather resistant materials or the application of paint must be used on accessory buildings. Such structures must also be structurally sound, be designed to prevent rodent harborage and be properly maintained or removed from the premises.

## CLOSETS

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first bedroom plus 8 sq. ft. for each additional bedroom. The space provided should be, if possible, divided into separate closets servicing each bedroom. None of the minimum clothes closet space shall be located within the kitchen.

### C. GENERAL REQUIREMENTS

#### 1. Exterior Walls

- a. Masonry walls either solid or veneer, shall prevent the entrance of water or excessive moisture.
- b. Masonry joints shall be tight and well pointed and all cracks effectively sealed.
- c. Broken or spalled masonry shall be replaced or repaired.
- d. Wood frame walls shall be watertight.
- e. Shingle and siding joints shall be tight; worn, loose, or missing shingles or lengths of siding shall be replaced.
- f. Cracked or spalling stucco shall be repaired.
- g. Walls shall be cleaned of unsightly paint and painted signs unless specifically approved, and any excessive accumulation of dirt.
- h. All walls shall provide safe and adequate support for all loads upon them. Serious defects shall be corrected.

#### 2. Materials

- a. Where walls are in such condition and of such design that repair is feasible and desirable, they shall be repaired using matching materials and design (see B.2.).
- b. All windows, doors, frames, chimneys, cornices, dormers, trim, stoops, rails and all other elements in exterior walls.
  - 1) If the existing item is in such condition and of such design that repair for continued use is feasible and desirable, it shall be repaired with matching design and materials.

2) If the existing items is in such condition that replacement is necessary, it shall be of design, size, location, materials and finish to present a neat, orderly and well kept appearance in harmony with the remainder of the building and with adjacent buildings.

c. Where walls or storefronts are in such condition that substantial rebuilding is necessary or desirable the design and selection of materials shall be approved by the Redevelopment Authority.

**A. CITY AND OTHER REGULATIONS**

1. City Ordinances

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

2. State Regulations

All not-to-be-acquired properties and all work under this program shall be subject to the approval of the appropriate Departments of the Commonwealth of Pennsylvania such as:

- a. Building Division of Labor and Industry
- b. Department of Health
- c. Any other appropriate agency

3. Public Utilities

All regulations of public utility companies, which are applicable to work done under this program, shall be complied with.

4. Other Authorities such as N.B.F.U.

5. Where more than one set of restrictions or controls apply to a single property, the more restrictive control will apply.

**B. MATERIALS AND WORKMANSHIP**

1. All materials and workmanship employed in rehabilitation under this program shall provide lasting quality by the adoption of workmanlike methods and the use of durable materials, and shall meet the requirements of the regulations referred to under “City and Other Regulations” in this section.
2. All alterations to and repair of old work shall be done with matching materials and methods, and/or finished in such a way that the alterations and repairs are not apparent. Where matching or “same as original” materials are referred to in these Standards, this shall not prevent the use of substitute materials generic with, and having the same appearance as the original material (provided that such substitutes are specifically approved by the Authority).
  - a. Existing windows may not be blocked up without the approval of the Redevelopment Authority.

3. Projections

Projections from exterior walls and roofs shall be governed by the following standards:

a. Projections

There shall be no new marquees, canopies, loading docks, porches, projecting sunshades, other than awnings, in walls abutting streets or walkways, except if specific designs have been submitted to and approved by the Redevelopment Authority.

b. Fire Escapes

There shall be no new fire escapes on walls facing public street or walkway. Designs and locations for all permitted fire escapes must be approved by the Redevelopment Authority.

- b. All existing projections shall be brought into conformity with new construction standards where practically or economically feasible, or where they are to be replaced.

4. Roofs

- a. All roofs and rooftop appurtenances (mechanical equipment, billboards, etc.) which are visible from a substantial portion of the Project Area shall be improved where practicable by the elimination of all visually unattractive or dilapidated roofing materials and roof-top constructions

and by the careful design and organization of all new rooftop materials and equipment.

- b. All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability.
- c. All visible metal work in such roofs, except copper shall be painted or integrally colored.
- d. Television Aerials: Exterior television aerials shall be so placed as to be least visible from public right-of-way.
- e. Gutters and Downspouts: Each structure shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhands are not provided.
- f. Flashing: All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

5. Drainage

- a. All rainwater is to be conducted away from buildings and grounds using safe and inconspicuous methods which effectively prevent the retention of water and saturation of buildings or grounds.
- c. All gutters, downspouts and underground drain lines are to be safely constructed and kept in sound condition.

6. Yard Areas

- a. If enclosed, yards shall be enclosed by walls or fences of durable materials.
- b. All yards shall be paved or have suitable ground cover.
- c. Existing fences shall be adequately maintained to insure good structural condition.



7. Rubbish and Debris

All rubbish, debris, rags, papers, discarded equipment, etc. shall be removed from the structure and property; however, building materials may be stored temporarily during rehabilitation of the property. Provision must be made for sanitary storage of rubbish, and trash between collections.

8. Ventilation

All basements, cellars, crawl spaces, penthouses, attics, etc. shall be adequately ventilated to the outside as based on standards referred to by the City Codes.

9. Outbuilding

Where permitted, new outbuildings shall be constructed of durable materials, and shall be designed to harmonize with the adjacent structures in form, material and detail. Existing outbuildings shall be adequately maintained to insure good structural condition and where practicable and economically feasible shall be brought into conformity with new construction standards.

10. Exterior Lighting

Exterior lighting may be used to light shop fronts, parking lots, doorways, stoops, loading areas, yards and drivers, but shall be located and shielded to prevent glare on other properties. No floor lighting of buildings, streets or walkways is permitted except by special approval of the Redevelopment Authority.

11. Access and Egress

Each dwelling unit or commercial or industrial activity must have safe and unobstructed access and egress to a public way. Such access must be direct without passing through another dwelling unit or space, which may be occupied by a use other than a passageway.

12. Interior Surfaces and Finishes

- a. All interior walls and ceilings shall provide (a) a suitable base for protective finish, and (b) a waterproof hard surface in spaces subject to moisture.
- b. Finish Floors: Finished floors shall be appropriate for the uses of the space and provide reasonable durability and economy of maintenance.

- c. Painting: Where needed, a protective and finished coating shall provide, (a) adequate resistance to weathering, (b) protection of finished surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.
- d. Exceptions to the above requirements may be granted by the Redevelopment Authority where spaces are used for warehousing, storage, manufacture or assembly.

13. Heating

All occupied buildings shall be provided with a centralized heating facility or appropriate and sufficient space heaters capable of maintaining a temperature of at least 70 degrees F when the outside temperature is at 0 degrees, (except in storage areas when 50 degrees F is acceptable).

14. Electrical Wiring, Equipment and Illumination

- a. Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition of appropriate capacity and installed so as not to be a potential source of electrical hazard, nor of ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Electrical facilities where considered inadequate shall be increased to fulfill the intent of this paragraph.
- b. In all building spaces, power wiring and lighting fixtures must be provided which will assure an adequate level of illumination, which is appropriate for the safe and beneficial use of the space.
- c. Hardwire electric smoke detector required on each floor, smoke detectors shall be wired so that all are activated at the same time and shall have one individual breaker.
- d. Ground fault interrupter receptacles are required in the following areas: (1) in bathroom (2) in kitchen on each side of kitchen sink (1) in basement in laundry tub area.

15. Stairs and Handrails

Every inside and outside stairway, every loading dock or porch, and every appurtenance shall be safe to use and capable of supporting a load that normal use may cause to be placed on it. Every stairway having three or more steps shall have a handrail.

16. Foundation Walls

Foundation walls and footings shall be watertight and provide safe adequate support for all intended or likely loads.

17. Basement or Cellar Floors

The floor of all basements or cellars shall be made watertight and shall be paved except in the case of existing wood floor construction over a crawl space where height permitting, a suitable ground covering material is installed on the ground in the crawl space.

18. Plumbing

Every plumbing fixture shall be connected to approved water and sewer systems and be maintained in good working order. There shall be a separate shut-off valve in the water service to each occupancy.

19. Rodent Guards

All openings intended for ventilation which are accessible to rats shall be covered with rust resistant metal screens in which the least dimension of the open areas is less than one half inch. All other openings shall be closed with substantial materials, such as metal or mortar, which cannot be gnawed by rats. Exterior door and windowsills and bottom rails shall be protected with sheet metal or equivalent if they are below an elevation of thirty inches above grade line at that point.

**D. REQUIREMENTS FOR THE REHABILITATION OF RESIDENTIAL STRUCTURES CONTAINING COMMERCIAL USES**

1. Health

- a. Toilet facilities shall be accessible to the regular place of every employee. In this context "accessible" means in the building and either on the same floor or on the next floor above or below the regular place of work of the employee.
- b. Washing Facilities: At least one wash basin or its equivalent be in or adjacent to each toilet room.
- c. Number of fixture units shall be required as stated by the City Codes.

2. Parking and Loading Requirements

- a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide parking and loading spaces.
- b. All parking and/or loading areas accommodating more than three cars shall be screened from adjacent residential or institutional uses.

E. **SPECIAL REQUIREMENTS FOR THE REHABILITATION OF ALL NON-RESIDENTIAL STRUCTURES**

1. Health

- a. Toilet facilities shall be accessible to the regular place of work of every employee. In this context “accessible” means in the same building and either on the same floor above or below the regular place of work of the employee.
- b. Where both men and women are employed and there are normally more than seven (7) employees working at any time, separate toilet rooms shall be provided for each sex. These rooms shall be separated from each other and from all other spaces by walls extending to the ceiling.
- c. Washing Facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.

2. Parking and Loading Requirements

- a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide paved parking and loading spaces.
- b. All such parking and loading areas shall be screened from adjacent residential or institutional uses by a 4’ high masonry wall.

3. Landscaping and Grounds

All open ground must be paved or landscaped with suitable ground cover, where paving is appropriate, it shall be suited to its proposed use: service trucking, parking, pedestrian walks. All unpaved land should be landscaped.

4. Outdoor Storage

Outdoor storage of materials shall only be permitted with the approval of the Redevelopment Authority and in such instances shall be adequately screened from

public rights-of-way and adjoining residential and institutional uses with walls or fencing and/or landscaping as prescribed by the City Codes.

**F. Signs**

1. The following general regulations apply to all signs in the project area:
  - a. Lighted red and green signs may not be located within fifty (50) feet of a signaled intersection.
  - b. Signs are prohibited from passing in front of windows, doors, bays and other similar openings or appurtenances and should be restricted to the solid portions of the wall surface, except that signs may be painted or attached to a window or similar opening if it is completely contained within the frame of the opening.
2. The following additional regulation applies to commercial and industrial buildings.
  - a. When buildings are setback from the public right-of-way 25 feet or more and additional sign at entrances is permitted provided that such sign(s) do not exceed ten square feet and do not project beyond the building line and is not constructed so as to be above 10 ft. in height.

## EXHIBIT C

### AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA SIXTH AMENDED URBAN RENEWAL PROPOSAL

#### LAND USE CONTROLS

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The specific uses permitted in this Urban Renewal Area shall be the erection, construction, alteration, or use of buildings and/or land for:

- 1) Bottling, canning and/or distribution of liquids for human consumption, including the manufacture of soft drinks and carbonated waters;
- 2) Central heating plant;
- 3) Cinema, radio, and television studio; radio and television transmission tower; provided, a Zoning Board of Adjustment Certificate is obtained;
- 4) Die cutting of purchased paper, purchased paperboard or purchased cardboard; pressing and moulding of purchased paper pulp goods; printing and embossing of purchased wallpaper stock; excluding any manufacture or processing of pulp, waste paper, or waste paper products;
- 5) Distribution plants, parcel delivery, cold storage plants, and food commissaries;
- 6) Drying, dehydrating and/or packaging of fruits and vegetables; and the freezing of fruits, fruit juices, vegetables and meats and the packaging of such frozen products;
- 7) Water booster or sewer booster substations, telephone exchange buildings, railroad passenger stations, electric transforming or gas regulating substations; provided, that any facilities used in connection with an electric transforming or gas regulating substation located in the open air shall:
  - a) Not be within 50 feet from any Residential District;
  - b) Have a green belt at least 4 feet high containing evergreens, shrubbery and/or trees to be planted and maintained in an area at least 10 feet in depth around the entire inside perimeter of the lot, except at points of ingress or egress;
- 8) Laboratories (analytical, chemical, and research) and assay offices, not to exceed 5,000 square feet in gross floor area; provided, that any laboratory animals shall be kept within completely enclosed buildings at all times;
- 9) Manufacture of:
  - a) Apparel and garments of all sorts; lace, linen and fur goods; textile raincoats and outer garments of textile; apparel accessories; curtains, draperies and textile house furnishings; canvas products; trimmings, stamped art goods and needlework; embroideries; pleatings, stitchings and tuckings; felt goods; and other kindred textile articles;
  - b) Automatic merchandising and amusement machines;

- c) Bread and other bakery products;
  - d) Butter, cheese, condensed and evaporated milk, ice cream and frozen desserts, and special dairy products;
  - e) Candy, chocolate, cocoa, chewing gum, and other confectionery products;
  - f) Cigarettes, cigars, smoking and chewing tobacco, and snuff;
  - g) Rope and twine, except if made of jute or sisal;
  - h) Drugs, including biological products, botanical products; medicines and pharmaceutical preparations;
  - i) Electrical measuring instruments and test equipment; switchgear and switchboard apparatus; electrical industrial controls; electrical welding apparatus; electrical household appliances; electrical wiring and wiring equipment (including light bulbs and lighting fixtures); radio and television receiving sets; communication equipment; X-ray apparatus and tubes; electrical equipment for internal combustion engines; and kindred electrical and electronic components and products; provided, that no process involving coating with rubber shall be permitted in this district;
  - j) Engineering, laboratory, scientific and research instruments; mechanical measuring and controlling instruments; automatic temperature controls; optical instruments and lenses; surgical, medical and dental instruments and supplies; ophthalmic goods; watches, clocks, clockwork operated devices and watchcases; sighting and gunnery fire-control equipment; provided, that any fully assembled product regularly produced by any use in this subparagraph shall not exceed 2,000 pounds in weight, except on approval of the Zoning Board of Adjustment;
  - k) Paper envelopes and bags; paperboard and fibre boxes, tubes, drums, and containers; other paper and paperboard products; provided, that the products herein shall be made from purchased paper, purchased paperboard or purchased fibreboard; and provided further, that the manufacture or processing of pulp, waste paper or waste paper products is prohibited;
  - l) Jewelry; jewelers' findings and materials; lapidary work (including the cutting and polishing of diamonds); dolls; pens, pen points, mechanical pencils and parts; hand stamps, stationery seals; stencils; costume jewelry and costume novelties; ornamental feathers, plumes and artificial flowers; needles, pins and fasteners; lamp shades (except of glass or metal); umbrellas, parasols, and canes; tobacco pipes and cigarette holders; scale models; insignia, emblems and badges;
  - m) Leather gloves and mittens, luggage, handbags and personal leather goods, excluding footwear and saddlery;
  - n) Macaroni, spaghetti, vermicelli, ravioli and noodles;
  - o) Statuary and art goods made of plaster of Paris or papier-mache;
  - p) Typewriters; computing and accounting machines (including cash registers); scales and balances; and other office machines; provided, that any fully assembled product regularly produced by any use in this subparagraph shall not exceed 2,000 pounds in weight, except on approval of the Zoning Board of Adjustment.
- 10) Milk and cream processing and distribution;
- 11) Offices and office record storage;

- 12) Plastic articles from purchased plastic materials; provided, no pressure molding or casting shall be permitted;
- 13) Police and fire stations;
- 14) Printing, publishing, and allied arts and trades;
- 15) Repair of any products permitted to be manufactured or produced in this district; Provided, that this paragraph shall not be construed to limit repair uses specifically permitted in any Commercial District;
- 16) Storage buildings and warehouses, not including storage and baling of junk, scrap metal, rags, waste paper or used rubber;
- 17) Rail freight, truck terminals or other similar necessary public utility uses; provided, that any facilities used in connection therewith located in the open air shall:
  - a) Not be located within 100 feet of any Residential District;
  - b) Have a green belt at least 4 feet high containing evergreens, shrubbery and/or trees to be planted and maintained in an area at least 10 feet in depth along any boundary of the lot facing a Residential District;
- 18) Open-air theater and motion pictures;
- 19) Accessory uses, customarily incidental to any of the above permitted uses.
- 20) Auto, machine or wagon repair shop, including auto body and fender work and painting;
- 21) Automobile service station for the retail sale of automobile fuels, lubricants, radiator fluids and accessories, and for the performance indoors of incidental service and repairs to automobiles, and the inspection of automobiles, provided the same is licensed by the Commonwealth of Pennsylvania;
- 22) Car washing establishment, using mechanical equipment for the purpose of washing and/or polishing automobiles and other vehicles;
- 23) Blending and compounding lubricating oils and greases from purchased mineral, animal, and vegetable materials;
- 24) Brewing of malt and malt liquors;
- 25) Canning of meats, seafoods, fruits, vegetables, soups, preserves, jams, jellies, and other foods; preparation of all foods and food products not specifically listed in any Least Restricted District;
- 26) Carpet cleaning and repairing;
- 27) The following uses as a main use:
  - a) Public garage;
  - b) Private garage;
  - c) Public parking lot;
  - d) Private parking lot;
  - e) Automobile sales lot and automobile showroom; car rental;
  - f) Trolley and cab stations, bus terminals, and car and bus barns;
  - g) Heliports;
  - h) Penal and correctional institutions (private or public);
- 28) Distilling, rectifying, blending and/or mixing of alcoholic products;
- 29) Killing, dressing, packing and canning poultry, rabbits, and other small game, including cleaning, packing, grading, drying and freezing eggs;
- 30) Sale of live poultry, live fish, or live animals for human consumption;



- 31) Laundry and dry cleaning;
- 32) Lumber yards; coal yards; building materials storage; carpenter, plumbing, roofing and heating shops;
- 33) Machine shops;
- 34) Manufacture of:
  - a) Aircraft, including component parts and auxiliary equipment;
  - b) Apparel and garments of all sorts assembled from purchased rubberized fabrics or plastics;
  - c) Advertising displays and signs;
  - d) Baking powder, yeast, and other leavening compounds;
  - e) Broom and brushes; morticians' goods;
  - f) Cleaning, polishing, and sanitation preparations, excluding soap and detergents;
  - g) Electric motors and generators; carbon and graphite products for electrical use; storage and primary batteries (wet and dry); electrical equipment for transmission and distribution (including power and specialty transformers); circuit-breakers; other electrical apparatus for industrial use;
  - h) Fabricated metal products, including metal cans; cutlery, hand tools and general hardware; heating apparatus and metal plumbing fixtures; fabricated structural metal products; screwmachine products (including bolts, nuts, screws, rivets and washers); metal stampings; fabricated wire products (except for rubber insulated wire); and other fabricated metal products, including pipes and pipe fittings;
  - i) Firearms, guns, howitzers, mortars, military tanks and components, torpedo-tubes, Y-guns, flame throwers, and other ordinance, except the manufacture, use, handling, or storage of explosives in any form;
  - j) Furniture, partitions, shelving, lockers, office and store fixtures, venetian blinds and window shades;
  - k) Games, toys, children's vehicles, sporting and athletic goods;
  - l) Glass, glassware and glass products; structural clay products; pottery, plumbing fixtures, china, earthenware and porcelain products; refractories and/or crucibles; concrete products; provided, that smoke controllers, dust collectors, exhaust washers, sediment tanks, or similar equipment to prevent escape of smoke and/or dust are installed and maintained;
  - m) Lead pencils, crayons, candles, artists' materials, carbon paper, inked ribbons, steel letters and figures for marking;
  - n) Leather footwear, leather footwear cut stock and findings, leather industrial belting and packing, and saddlery;
  - o) Locomotives, railroad cars, rapid transit vehicles, including component parts and auxiliary equipment;
  - p) Machinery, including engines and turbines; farm machinery and equipment; construction, mining and materials-handling machinery and equipment (including elevators and escalators); metal-working machinery and equipment, industrial machinery; and other machinery and parts;
  - q) Motor vehicles and motor vehicle equipment; motorcycles, bicycles, and parts; wheelbarrows; pushcarts; motorboats; sailboats; rowboats; lifeboats; canoes, and other

boats; provided, that boat construction shall be limited to vessels of five gross tons or less;

- r) Musical instruments and parts;
  - s) Perfumes, cosmetics, and other toilet preparations;
  - t) Phonograph records;
  - u) Photographic equipment and supplies;
  - v) Pickled fruits and/or vegetables (including sauerkraut); vegetable sauces, seasonings, and salad dressings;
  - w) Plastic articles, from purchased plastics;
  - x) Prepared meats and meat specialties;
  - y) Roasted coffee and coffee extracts;
  - z) Silverware; articles plated with silver, gold, or other metal; articles of nickel silver, pewter, or stainless steel tableware; provided, that any plating operation shall not occupy a total area of more than 2,500 square feet;
  - aa) Vinegar; cider; flavoring extracts and syrups;
  - bb) Wines, brandy and brandy spirits;
- 35) Mixing and blending of paving materials such as cement, stone, asphalt, and sand; provided, that smoke controllers, dust collectors, exhaust washers, sediment tanks, or similar equipment to prevent escape of smoke or dust are installed and maintained;
  - 36) Painting, enameling, japanning, lacquering, oiling, staining, and/or varnishing, in completely enclosed buildings;
  - 37) Paper coating and glazing;
  - 38) Radio and television transmission, including towers;
  - 39) Repair of any product permitted to be manufactured in this district; provided, that this paragraph shall not be construed to limit repair uses specifically permitted in any Commercial or Limited Industrial District;
  - 40) Sawmills and planing mills; manufacture of millwork, veneer, plywood, and prefabricated structural wood-products; wooden containers, and kindred wood products;
  - 41) Stone cutting, shaping, and finishing, in completely enclosed buildings;
  - 42) Sugar or salt refining or finishing;
  - 43) Textile mills, and textile mill products; including woven fabric mills; knitting mills; dyeing and finishing; floor covering mills (except rugs of jute, burlap or sisal); yarn and thread mills; manufacture of tire cords and belting cords; other kindred textile goods;
  - 44) Tire vulcanizing and retreading;
  - 45) Trucking and railroad freight terminals, yards, sidings and shops;
  - 46) Public service heat, light or power plant; provided, that smoke controllers are installed and maintained;
  - 47) Accessory uses, customarily incidental to any of the above permitted uses.
  - 48) Outdoor advertising signs as permitted in the Philadelphia Code.
  - 49) Commercial use at 1700 N. American Street for use as an indoor climbing gym and facility.

**Use Regulations—With Certificate. The following uses will be permitted in this district only if a Zoning Board of Adjustment Certificate is obtained:**

- 1) Storage or baling of junk, scrap metal, rags, waste paper and/or used rubber;
- 2) Dismantling or wrecking of used motor vehicles, storage and sale of dismantled, partially dismantled, inoperative or wrecked vehicles or their parts;
- 3) Public stable or dog kennel.

**Prohibited Uses. The specific uses which are prohibited in this district shall be the erection, construction, alteration, or use of buildings and/or land for:**

- 1) Abattoirs, slaughterhouses, stockyards;
- 2) Blast furnaces, steel works, rolling and finishing mills; foundries; forging; primary and/or secondary smelting and refining of all metals; rolling, drawing and extruding of metals, including the drawing and/or insulating of wire;
- 3) Building and/or repair of ships, boats, barges and other vessels;
- 4) Crushing, grinding, pulverizing and/or preparing earth, rocks, minerals, shells, or slag;
- 5) Dismantling or wrecking of used motor vehicles, storage and sale of dismantled, partially dismantled, inoperative or wrecked vehicles or their parts;
- 6) Garbage, dead animal, offal, or refuse reduction;
- 7) Hot dip galvanizing and/or coating; tinning and/or re-tinning; electroplating, plating, anodizing and coloring of metals;
- 8) Manufacture of:
  - a) Abrasive, asbestos, gypsum and mineral wools products;
  - b) Artificial leather, oilcloth, and other impregnated and coated fabrics;
  - c) Buttons;
  - d) Coke, coal and illuminating gas, including storage of the same;
  - e) Felt; paddings and upholstery fillings;
  - f) Fuel briquettes and coal products;
  - g) Glue, gelatin, and fatty acids;
  - h) Cement or lime;
  - i) Ice;
  - j) Industrial inorganic and organic chemicals, including alkalies and chlorine; potash; industrial gases; cyclic coal-tar crudes; dyes, dye intermediates, and pigments; acids, chemical salts, solvents, rubber processing chemicals; plasticizers; synthetic tanning agents; chemical gases; esters and amines; plastic materials and synthetic resins; synthetic rubber; synthetic fibres; agricultural chemicals, fertilizers, and pesticides; inks; matches, carbon black and other chemical products;
  - k) Jute and burlap bags, and other products of jute, sisal or burlap;
  - l) Linoleum, asphalted-felt base, and other hard floor coverings;
  - m) Paints, varnishes, lacquers, enamels, putty, caulking compounds and kindred products;
  - n) Rubber tires, inner tubes, rubber footwear, and other rubber products, including the reclaiming of rubber;
  - o) Soap and glycerin; detergents; sulfonated oils and kindred products;
- 9) Milling, blending and storage of grain and grain mill products;

- 10) Petroleum products refining and/or storage;
- 11) Pulp mills, paper and paperboard mills; building paper and building-board mills;
- 12) Rendering or preparation of grease, tallow, fats, and oils; cotton seed and soybean oil mills; manufacture of shortening, table oils, margarine, and other food oils;
- 13) Scouring and combing of textiles and textile products; processing of waste and recovered fibers;
- 14) Sewage treatment works;
- 15) Storage (only) of explosives;
- 16) Tanning, curing, and/or dyeing of leathers, pelts and/or furs; dressing of hair and/or bristles; wool-pulling and/or the storage of rawhides and/or skins;
- 17) Wood distillation; manufacture of turpentine, resin, natural dyeing or tanning materials and/or other gum and/or wood chemicals;
- 18) Wood treating with creosote or other preservative;
- 19) Accessory uses, customarily incidental to any of the above permitted uses.
- 20) Outdoor advertising signs as permitted in the Philadelphia Code.
- 21) Dwellings, except such as are used for the residence of a caretaker, watchman, or custodian on the same lot with the principal use and located at least 10 feet from any other buildings;
- 22) Hotels;
- 23) Libraries, art galleries, and public museums;
- 24) Hospitals, sanitariums, and eleemosynary and public welfare institutions;
- 25) Open air theater or motion pictures; amusement parks; or outdoor entertainment or public assembly; and,
- 26) Indoor theater or motion pictures and any other entertainment of guests and patrons.

### **Area Regulations, Parking, Signs**

- 1) *Occupied Area.* Subject to the other provisions of this section, buildings may occupy 100% of the lot area.
- 2) *Building Set-back Line.* No building set-back line shall be required.
- 3) *Yards.*
  - a) *Front.* No front yards shall be required;
  - b) *Side.* No side yard shall be required, but if any is used, it shall have a minimum width of six feet;
  - c) *Rear.* No rear yard shall be required but if any is used, it shall have a minimum depth of eight feet.
- 4) *Courts.* The minimum width of a court between the wings of the same building shall be 12 feet. The least dimension of an inner court shall be eight feet, and such court shall contain a minimum area of 100 square feet.
- 5) *Height Regulations.* There shall be no height regulations except as height may be limited by the other provisions of this district.
- 6) *Floor Area.* No buildings shall have a gross floor area greater than 500% of the area of the lot.

- 7) *Bulk Regulations.* The total bulk of a building or structure in cubic feet shall not exceed a number equal to 20 times the gross floor area permitted.
- 8) *Off-street Loading.* Off-street loading spaces shall be provided in accordance with provisions of the Philadelphia Code.
- 9) *Off-street Parking.* With every building erected in this district after the effective date of this ordinance there shall be provided one off-street parking space for each 1,000 square feet in such building in accordance with the provisions of the Philadelphia Code; provided, that:
  - a) For warehouses and other buildings and structures used primarily for storage, one off-street parking space shall be provided for every 3,000 square feet of the gross floor area of the building, in accordance with the provisions of the Philadelphia Code.
- 10) *Signs* -Signs accessory to uses on the premises shall be permitted in this district only under the following conditions,
  - a) Signs facing one street line or utility right-of-way line shall be permitted an area of 15 square feet for each lineal foot of street line or utility right-of-way line, subject to the limitations provided for in (c) below.
  - b) Signs facing more than one street line or utility right-of-way line shall be permitted an area upon each street line or utility right-of-way line as follows:
    - i) The shorter street line or utility right-of-way line frontage shall be permitted a sign area of 15 square feet for each lineal foot of street line or utility right-of-way line.
    - ii) The longer street line or utility right-of-way line frontage shall be permitted a sign area of 5 square feet for each lineal foot of street line or utility right-of-way line; further provided, that the total sign area on the longer street line or utility right-of-way line frontage shall not be less than the equivalent sign area permitted upon the shorter street line or utility right-of-way line frontage.
    - iii) Where a sign faces two or more shorter and/or longer street line frontages or utility right-of-way line frontage, the provisions of (i) and (ii) shall apply to each of the said street or utility right-of-way frontages.

For (a) and (b) above, square footage permitted may be applied for each sign facing.

- c) The maximum sign area permitted for signs along each street or utility right-of-way frontage shall be as follows:
  - i) Subject to provisions of (10)(a) or (10)(b) above and provided frontage is a minimum of 60 feet in width, the maximum sign area permitted for signs along each street or utility right-of-way frontage shall be 1,500 square feet of sign area for each sign facing; provided further, that said sign area total on all facings shall not exceed 3,000 square feet.
  - ii) Where a street or utility right-of-way frontage is smaller than 60 feet in width, the maximum sign area shall be 1,000 square feet for each sign facing and said total on all facings shall not exceed 2,000 square feet.
- d) Signs may be illuminated; provided, the illumination shall be focused upon the sign itself, so as to prevent glare upon the surrounding areas.

- e) Signs with flashing or intermittent illumination shall neither be erected within 100 feet of any residential district, nor face any residential district within 200 feet of the sign.
- f) Signs which revolve shall require a Certificate from the Zoning Board of Adjustment.
- g) Any revolving devices which cause intermittent flashes of light to be projected shall be prohibited.

## EXHIBIT D

### AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA SIXTH AMENDED URBAN RENEWAL PROPOSAL

#### RELOCATION STATEMENT & PLAN

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#### RELOCATION STATEMENT

The Redevelopment Authority's Relocation Program outlines the relocation resources available to relocatees and the services and payments that would be offered to them. The Redevelopment Authority, with the full cooperation of all concerned public and private agencies, gives assurance that State and Federal Relocation requirements will be met. No families or individuals will be relocated until adequate resources are brought to bear on each situation and rehousing can be accomplished according to Federal specifications and the Redevelopment Authority's Policies and Procedures.

There is no proposed acquisition and consequently, there will be no relocation activities.

#### **A. Residential Relocation**

There are no residential properties that will require relocation in this Proposal.

#### **B. Commercial Relocation**

There are no commercial properties that will require relocation in this Proposal.

#### **C. Industrial Relocation**

There are no institutional properties that will require relocation in this Proposal.

## RELOCATION PLAN

The Relocation Plan will be administered by the Redevelopment Authority's Residential Services Department.

The objectives of this Relocation Plan are to assure that displaced families and individuals shall have the full opportunity to move into decent, safe, and sanitary housing, that the displacement of any of their business concerns shall be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA).

### I. RESIDENTIAL

#### A. Determination of Relocation Needs

A survey of each family and individual whose living accommodation is to be acquired will be conducted prior to actual relocation to determine relocation needs. As soon as possible after approval of the appropriate funding contract, the relocation staff will conduct a 100 percent survey of site occupants for the purpose of obtaining information on family composition, housing needs and income, and to determine eligibility for low- and moderate-income housing. The total number of families and individuals to be displaced, their social and economic characteristics, and special problems is determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance which site occupants require, and deliver to the site occupants informational material which explains the relocation service which will be available.

#### B. Relocation Standards (Physical, Occupancy, and Ability to pay)

##### 1. Physical Standards

- a. In the certifying that re-housing accommodations are decent, safe and sanitary, Residential Services uses the standards provided by the Housing Code of the City of Philadelphia. The standards and related regulations provided by the Code establish minimum standards for basic equipment and facilities; for light, ventilation and heating; for space, use, and location; for safe and sanitary maintenance; and for cooking equipment.

The same standards apply to non-housekeeping units which may be occupied by individuals.

- b. The Housing Code provides that the structural conditions of a dwelling or dwelling unit shall be in sound condition, including foundation, exterior walls and roof, interior walls and ceilings, floors, windows, doors, and stairs, and that they shall be substantially weather-tight, watertight, and rodent-proof.

##### 2. Occupancy Standards



The number of rooms to be occupied by families of various sizes for sleeping purposes shall be determined by the floor area requirements of the Housing Code and by age and sex of persons in a family. The same standards will apply to both single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

# of Persons in Family	Rooms Required
1-2	1
3-4	2
5-6	3
7-8	4
9 or more	5 or more

**3. Standards of Displacees’ Ability-to-Pay for Housing**

The Residential Services Department makes determination with respect to ability-to-pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent which families and individuals can pay are estimated using family size and total income as guides. Gross rent-income ratio of 30 percent is used for families and individuals as a standard for determining gross rent-paying ability. This ratio varies according to family size and composition and family income.

For determinations relating to ability-to-purchase housing, income, assets and debts are evaluated in relation to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel, reserves for repairs, maintenance, and replacement), and the ability of the family to secure mortgage financing. As a general guide, the ratio between annual income and purchase price is about 2.25 times annual income.

The information booklet distributed to all site occupants specifically states that relocation housing should be within the occupant’s ability to pay.

**4. Location Standards**

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public utilities and public and commercial facilities.

**C. Temporary Relocation**

The Authority does not anticipate the need for temporary relocation; however, site occupants will be temporarily relocated whenever it is necessary to alleviate hardship for the site occupant and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility which is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

When temporary relocation takes place, the Authority will either pay for all expenses contacted with the temporary relocation or reimburse the displacee for all out of pocket expenses incurred which are eligible.

The duration and extent of all temporary housing will be kept at a minimum. The temporary relocation will in no way diminish the responsibility of the Residential Services Department in obtaining permanent housing for the site occupants.

**D. Relocation Assistance for Families and Individuals**

1. The Redevelopment Authority's Residential Services Department will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

Informational Statements will be distributed to all site occupants setting forth:

- a. The purpose of the Relocation Program and the assistance available through the Residential Services Department.
  - b. The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons before they have been given an opportunity to obtain decent, safe and sanitary housing within their financial means.
  - c. The fact that Federal Housing Administration acquired properties are a relocation resource, a listing of these properties with size and price will be available for examination to assist interested site occupants in contacting agents.
  - d. That site occupants may apply for public housing, if eligible, and cooperate with the Residential Services Department in seeking their own standard, private re-housing accommodations when possible and notifying the office prior to moving.
  - e. The standards for decent, safe, and sanitary housing.
  - f. Eviction policy.
  - g. Availability of Relocation Payments and that details are obtainable at the relocation office.
  - h. Address and hours of the relocation office.
2. Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private rental units and to the Housing Authority for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as relocatees and will be assisted in making income-housing assistance available. The Philadelphia Housing Authority informs the Residential Services Department of the disposition of each referral, and those rejected for public housing and other low- and moderate-income housing assistance are then offered referral assistance in obtaining private rental housing.

Site occupants unable to obtain public housing or other low- and moderate-income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Residential Services Department. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection; and a member of the relocation staff will accompany the family or individual during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3. All housing to which displacees are referred, other than public housing and housing approved by FHA or VA mortgage insurance, will be inspected prior to referral to secure pertinent data on size and rent of the housing unit, and to insure that the housing unit is decent, safe, and sanitary.

All dwellings of self-relocated site occupants will be inspected, if possible, prior to the move. If the dwelling is found to be unsatisfactory, the Residential Services Department will offer the relocatee referrals to standard housing. If the relocatee moves to a substandard unit and declines the offer of a standard unit, the matter will be reported to the Department of Licenses and Inspections with the objective of bringing the unit into conformity with local codes.

4. The Residential Services Department will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them such as employers, school registrations, social agencies, utility records, and forwarded addresses left with the post office. When such site occupants are located, the above procedure will apply.
5. The provisions for low and moderate income housing assistance available through Federal programs will be explained to families and individuals interested.

**E. Section 104(d) Requirements**

1. The Authority will certify that it will “follow a residential anti-displacement and relocation assistance plan and this plan will be made available to the public.” The plan will contain the following components:
  - a. Will replace all occupied and vacant occupiable low- and moderate-income housing in connection with an activity assisted under the HCD Act; and
  - b. Will provide certain relocation assistance to any lower income person displaced as a direct result of (a) the demolition of any dwelling unit or (b) the conversion of a low/moderate-income dwelling unit to a use other than a low/moderate-income dwelling in connection with an assisted activity.
2. The relocatee will be entitled to choose either assistance at URA levels, or the following relocation assistance:
  - a. Advisory services.
  - b. Payment for moving and related expenses.

- c. The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit, and any credit checks.
- d. Interim living costs.
- e. Replacement housing rental assistance.

(1) The relocatee will be offered rental assistance equal to 60 times the amount obtained by subtracting the Total Tenant Payment from the lesser of:

(a) The monthly rental and estimated average monthly cost of utilities for a comparable dwelling; or

(b) The monthly rental and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling to which the person relocates.

(2) All or a portion of this rental assistance may be offered through a certificate or housing voucher for rental assistance provided through PHA.

(3) Whenever a Section 8 certificate or voucher is offered, the Authority will provide referrals to comparable replacement dwelling units where the

## II. NON-RESIDENTIAL

### A. Determination of Relocation Needs

A relocation worker will contact each commercial and industrial business concern and non-profit organization to determine relocation needs and to explain benefits available to assist their move.

Space needs and locational preference of business firms will be secured and efforts made to discover and prevent any special problems which could hinder the orderly relocation of business establishments from the project area.

### B. Relocation Assistance for Business Concerns and Non-Profit Organizations

1. The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned business owners in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.
2. A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be liaison between business firms and other sections and divisions of the Authority.
3. The Relocation Department maintains close contacts with real estate agents. Agents send in listings of commercial and industrial buildings available for rent or for sale. Arrangements shall include provisions of real estate agencies, brokers, and boards in or near the project area, to which business concerns may

be referred for assistance in obtaining commercial space. These lists will be made available to business firms which must relocate.

4. Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in Regulations governing relocation payments.

**C. Relocation Resources**

The primary resources available to displaced “persons” are the relocation benefits and services mandated by the Eminent Domain Code as amended of the Commonwealth of Pennsylvania. The Redevelopment Authority of the City of Philadelphia, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the law.

The Relocation Department will obtain assistance of professional industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping businesses will be sought for their professional expertise not only to identify suitable relocation sites, but also to provide management and financial assistance and advice, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

Philadelphia Industrial Development Corporation (PIDC)  
Philadelphia Citywide Development Corporation (PCDC)  
Council for Labor and Industry (CLI)  
Small Business Administration  
City of Philadelphia, Department of Commerce

**III. RELOCATION BENEFITS AND SERVICES**

Relocation benefits will be provided in accordance with Chapter 9 of the Pennsylvania Eminent Domain Code, as amended, the URA, as amended and when applicable, and the Regulations promulgated.

EXHIBIT E

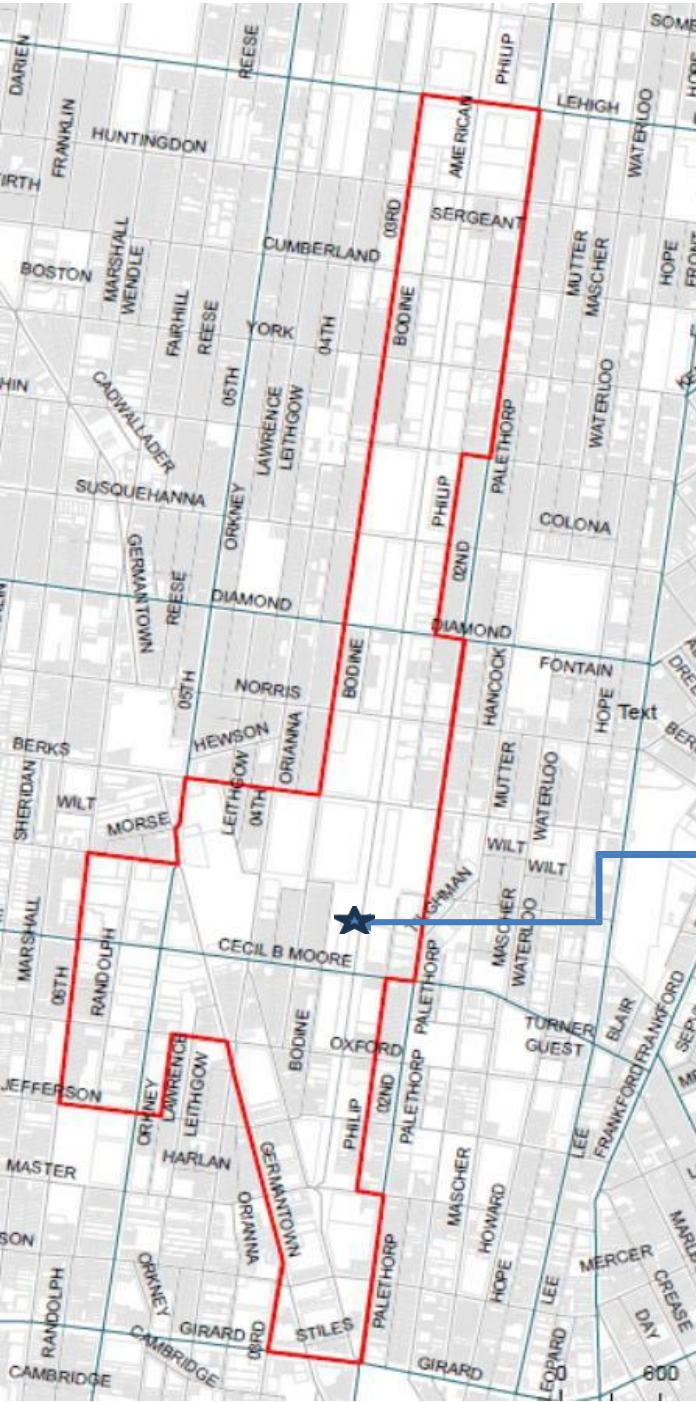
**AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA  
SIXTH AMENDED URBAN RENEWAL PROPOSAL**

**PROPOSED PROPERTY LIST**

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1. 1700 N. American Street

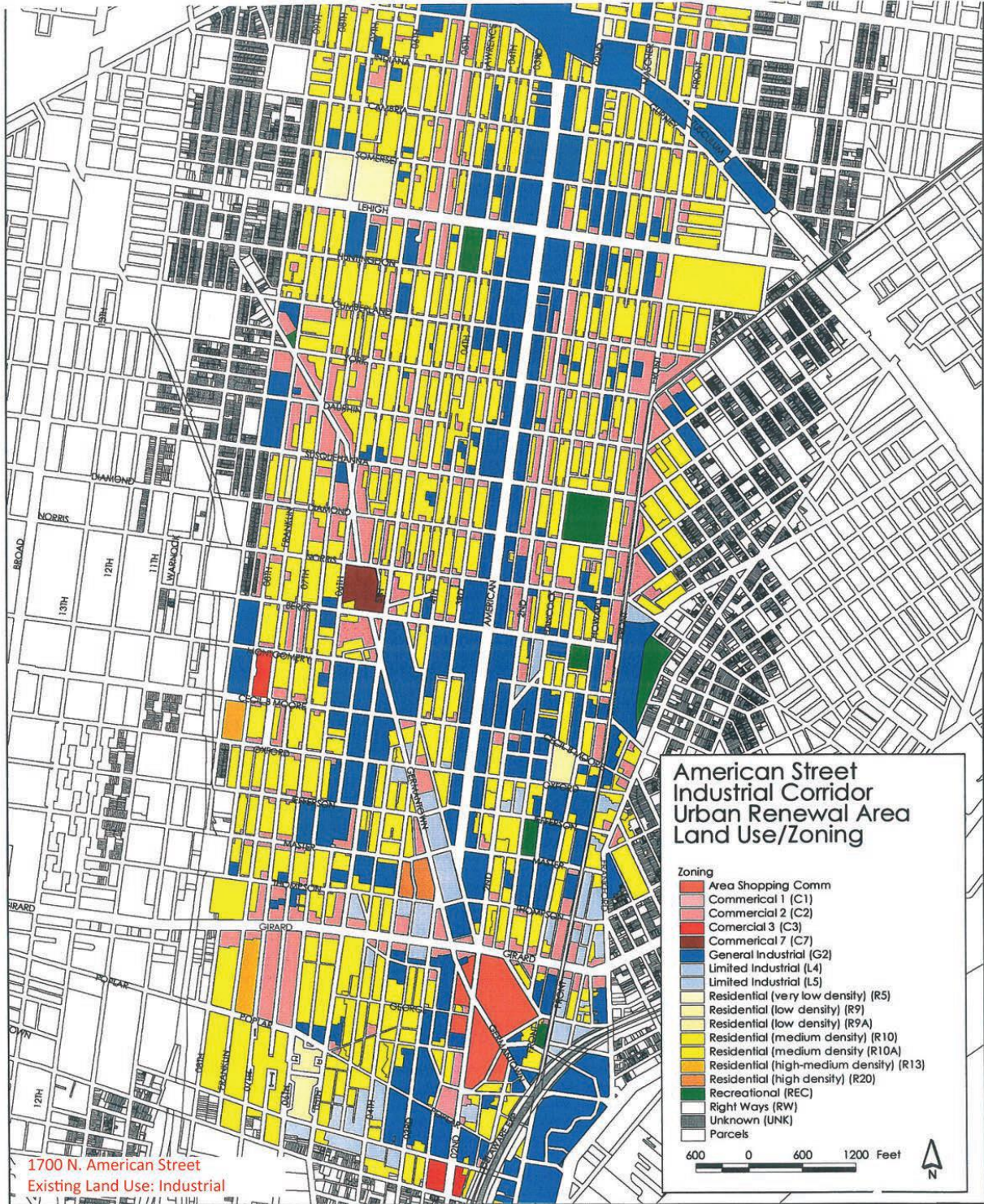
# AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA SIXTH AMENDED URBAN RENEWAL PROPOSAL



BOUNDARY MAP & SITE MAP

1700 N. American Street

# AMERICAN STREET INDUSTRIAL CORRIDOR URA EXISTING LAND USE MAP





# AMERICAN STREET INDUSTRIAL CORRIDOR URA PROPOSED LAND USE MAP

